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REPRODUCTION COST OF A STANDARD FRAME RANCH HOUSE

LAST month's Appraisal Bulletin discussed the specifications and costs of a standard frame ranch house of contemporary design. This bulletin continues that discussion by presenting the method of estimating the cost of different size houses of the same general type. In this method we have segregated the various building costs into three groups:

1. Cost of outside wall perimeter. By estimating the cost of the outside walls separately, the appraiser automatically makes allowance for the higher cost for buildings of irregular shape, or with an unusual amount of exterior wall area.
2. Cost of total interior floor area, interior partitions, storage walls, doors, and ceilings; heating, electrical and plumbing systems.
3. Cost of fixed items. These are items that generally have about the same cost, regardless of the size of the house. The fixed items in the house discussed in this bulletin are as follows: chimneys and fireplace; bathroom tile work; two outside doors and their trim; kitchen cabinets and medicine cabinet; kitchen sink; three bathroom fixtures; and several miscellaneous hardware items.

You will notice that there are two separate charts. The one on page 90 shows the cost curves for estimating the cost of the frame ranch house with a full basement, while the chart on page 91 shows the cost curves for estimating the cost without basement.

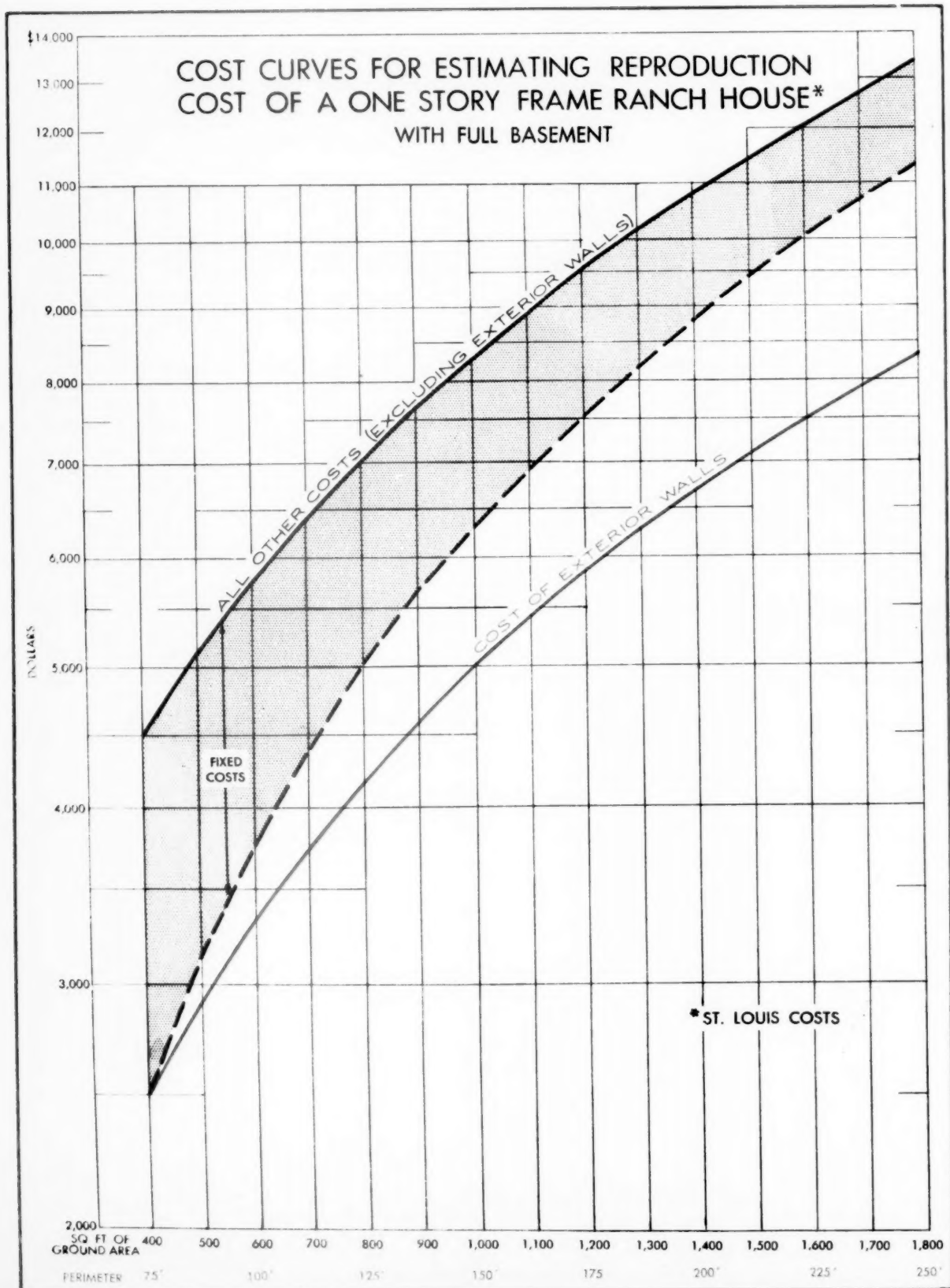
Although detailed specifications of this type house appeared in the February 1953 bulletin, we are repeating a brief résumé of them.

GENERAL DESCRIPTIVE SPECIFICATIONS

Foundation - Poured concrete, 10" thick. Slab is 4" concrete, reinforced with 6 x 6 x 10 steel mesh.

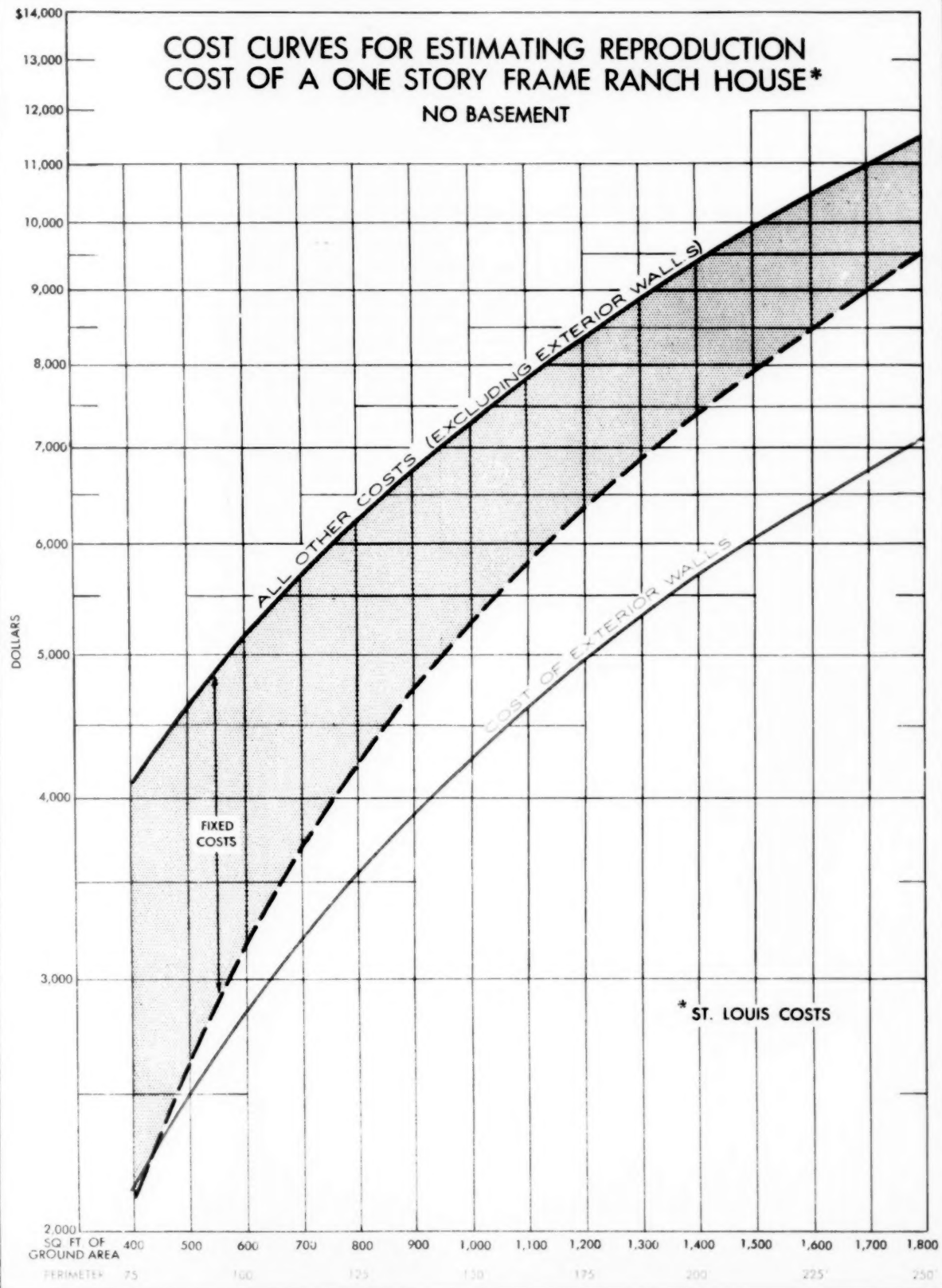
Exterior walls - Frame with 1" sheathing and redwood siding.

(cont. on page 92)



COST CURVES FOR ESTIMATING REPRODUCTION COST OF A ONE STORY FRAME RANCH HOUSE*

NO BASEMENT



(cont. from page 89)

Interior walls and ceilings - $\frac{1}{2}$ " dry wall material; joints, three coats cement, taped and sanded; 2 x 4 ceiling joists and studs, spaced 16" c to c.

Roof - Gabled, built-up tar and gravel with two 15# felt plies and two 30# felt plies; roof rafters 2 x 8's, spaced 16" c to c.

Windows - Sliding windows are aluminum with screens; fixed windows are plate glass set in redwood frames.

Floors - Select red oak over subfloor on 2" x 10" joists, spaced 16" c to c, supported by steel I beam. Basementless house has 4" concrete slab (water-proofed) and asphalt tile floor.

Plumbing - One 3-fixture tiled bathroom; kitchen sink with formica top; $\frac{1}{2}$ " copper water lines ($\frac{3}{4}$ " copper beyond foundation); and 4" vitrified tile sewer pipe.

Heating - Oil- or gas-fired forced warm air ceiling furnace.

Other - Built-in kitchen cabinets; storage walls; 4" rock wool insulation in ceiling and exterior walls; three coats of paint on all siding, woodwork, windows and outside trim; complete electrical installation (not including fixtures). Basementless house has 2" glass insulation bats 30" wide under perimeter of slab.

In reading these charts, only the red line and the solid blue line are used. For example, suppose the house in question (with a full basement) has a perimeter of 125 feet and an area of 900 square feet. You simply read up from 125 feet to the red line and note that the outside walls cost \$4,175. You then read up from 900 square feet to the solid blue line and note that the rest of the house costs \$7,670. You add these two for a total cost of \$11,845. The cost of this same house without a basement would be figured from the chart on page 91. Here, the 125-foot perimeter would have a cost of \$3,550 (no basement - therefore less foundation wall cost), and the 900 square feet of area would have a cost of \$6,770. The total would be \$10,320, or about \$1,525 less than the house with the basement.

Naturally, the larger the house, the greater will be the cost of the basement. The actual house upon which this entire cost study is based has an area of 1,170 square feet and a perimeter of 142 feet. This size house would cost \$12,200 without a basement, and \$14,100 with a basement. In this instance, the basement would cost \$1,900.